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Application Ref: **2014/2303/P**
Please ask for: **Alex McDougall**
Telephone: 020 7974 **2053**

30 October 2014

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused

Address:

**Hilton Hotel London Euston
17-18 Upper Woburn Place
London
WC1H 0HT**

Proposal:

Erection of mansard roof extension to rear extension comprising eight additional hotel guestrooms (Use Class C1), rear roof extension to principal building comprising means of escape and alterations to existing roof plant enclosure.

Drawing Nos: 3915-100, 3915-104-C, 3915-107-C, 3915-108-A, 3915-109-A, 3915-110-B, 3915-111, 3915-009, 3915-010-D, 3915-011-C, 3915-012-C, 3915-013-A, 3915-014, 3915-017-B, 3915-018, Design & Access Statement Job No. 3915, and Heritage Statement Job No. 3915.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal

- 1 The proposed roof extensions, by virtue of their scale, height, location and design, would harm the special historic and architectural interest of the listed building, and the character and appearance of the conservation area contrary to policies CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the



London Borough of Camden Local Development Framework Development Policies.

- 2 The proposed development, in the absence of a Section 106 Legal Agreement securing the development as car free, would be likely to add to on-street parking pressures in the area, contrary to policies CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP18 (Parking standards and the availability of car parking) and DP19 (Managing the impact of parking) of the London Borough of Camden Local Development Framework Development Policies.
- 3 The proposed development, in the absence of a legal agreement to secure the submission of, and implementation of, a Construction Management Plan, would be likely to contribute unacceptably to traffic disruption, would give rise to conflicts with pedestrians and other road users and would be detrimental to the amenities of the area generally, contrary to policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP20 (Movement of goods and materials), DP21 (Development connecting to highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment